



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: FL/B-20:71

SUBJECT PROPERTY: 905 Centre Rd., Flamborough

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
 - Applicant/agent on file, or
 - Person likely to be interested in this application
-

APPLICANT(S): Gerard P. Murphy on behalf of the owner Marvin Creighton

PURPOSE OF APPLICATION: To permit the conveyance of a parcel and to retain a parcel of land

Severed lands:

45.72m[±] x 96.621m[±] and an area of 1 acre[±]

Retained lands:

91.41m[±] x 465.21m[±] and an area of 46 ha[±]

The Committee of Adjustment will hear this application on:

DATE: Thursday, November 19th , 2020

TIME: 1:45 p.m.

PLACE: **Via video link or call in (see attached sheet for details)**

To be streamed at

www.hamilton.ca/committeeofadjustment
for viewing purposes only

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

For more information on this matter, including access to drawings illustrating this request:

- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: November 3rd, 2020

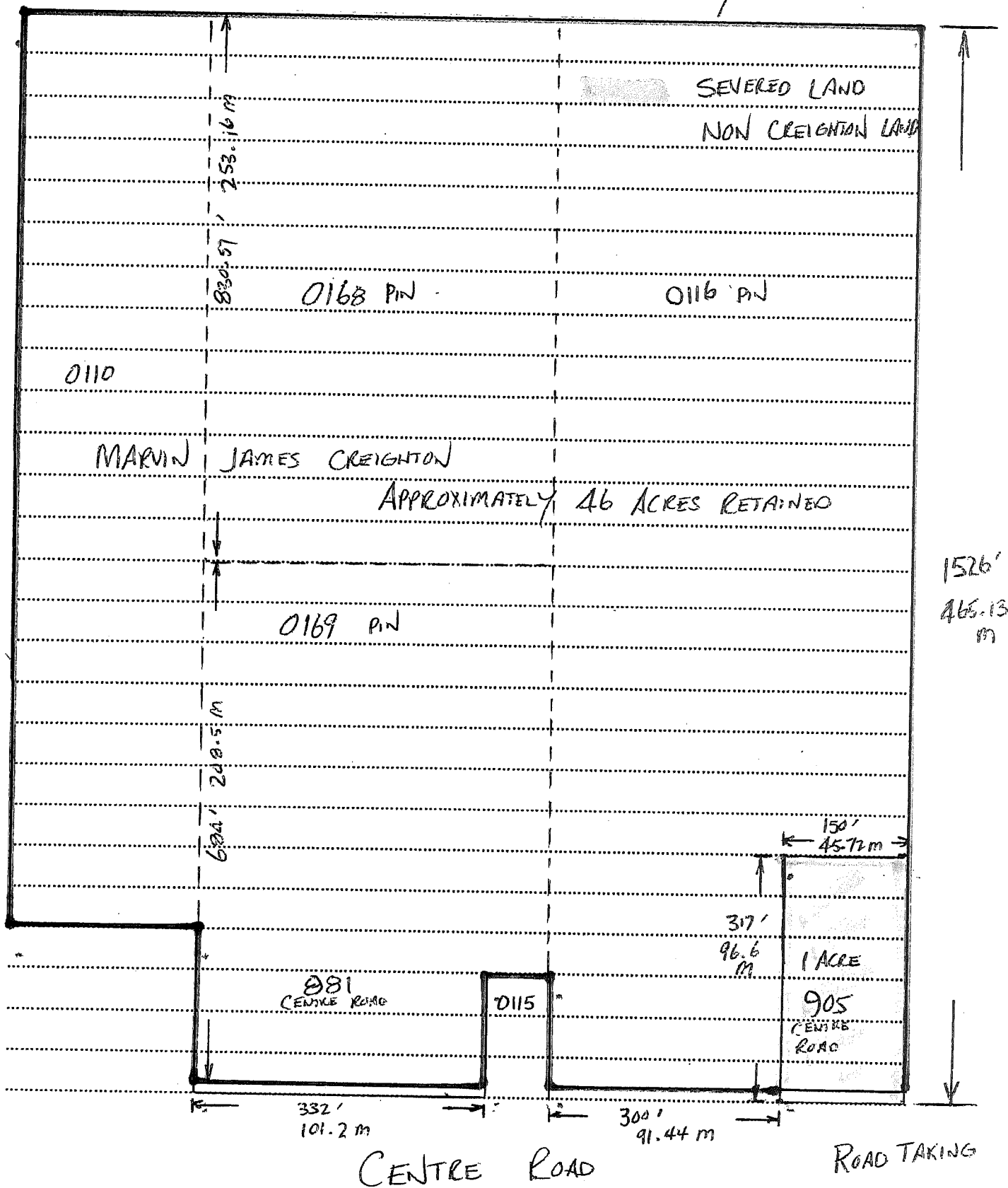


Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

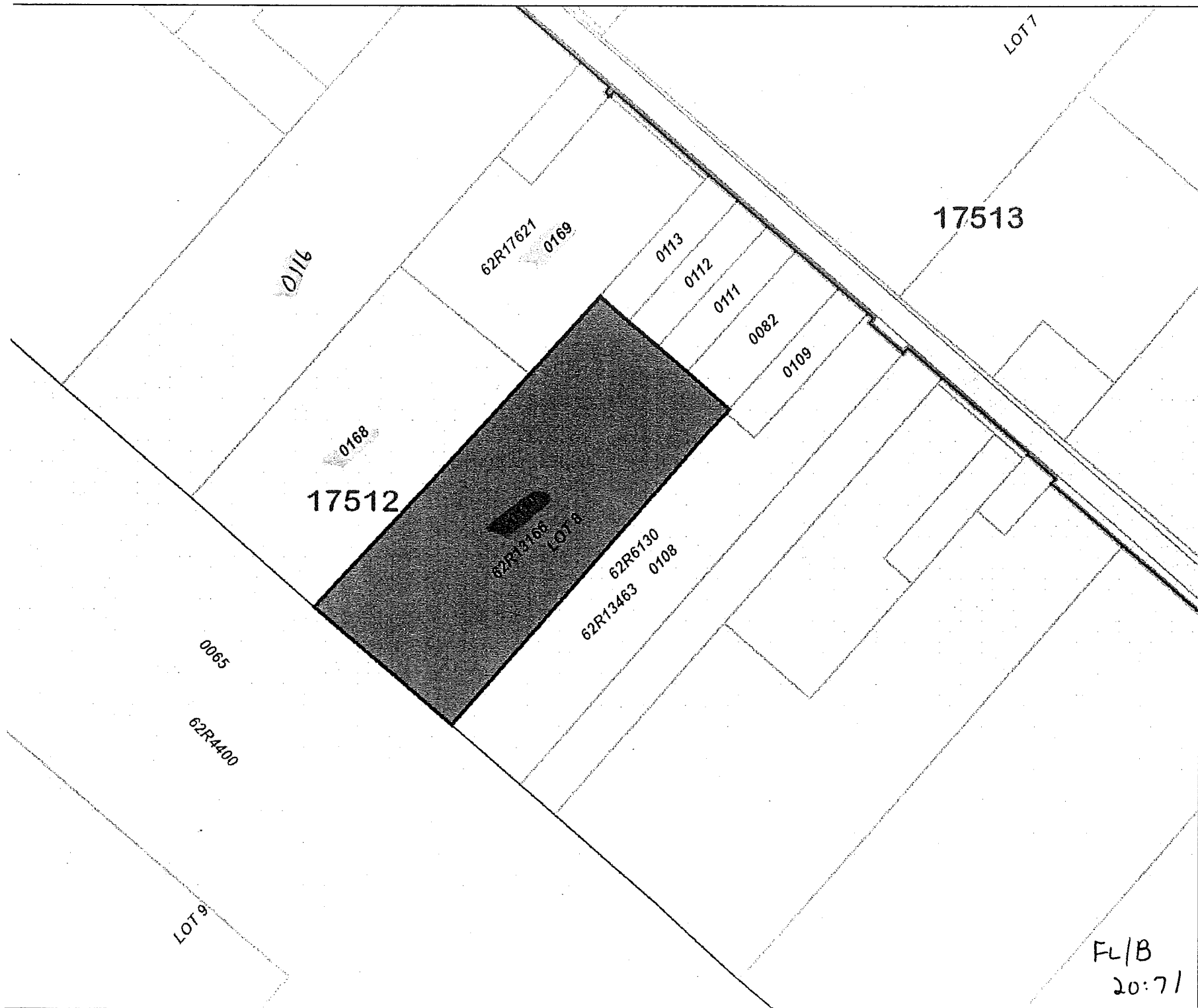
Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.

GERARD P. MURPHY
Lawyer
130 North Shore Blvd West
Burlington, Ontario
L7T 4G4

WEST

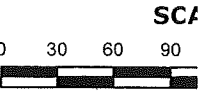


FL/B 20:71



Service

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FOR GMURPHY01



PROPERTY
WENTWORT

LEG

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PR
- CONDOMINIUM PROPE
- RETIRED PIN (MAP UP
- PROPERTY NUMBER
- BLOCK NUMBER
- GEOGRAPHIC FABRIC
- EASEMENT

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REVIEW THE TITLE RE
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FOR PROPERTY INDEXIN

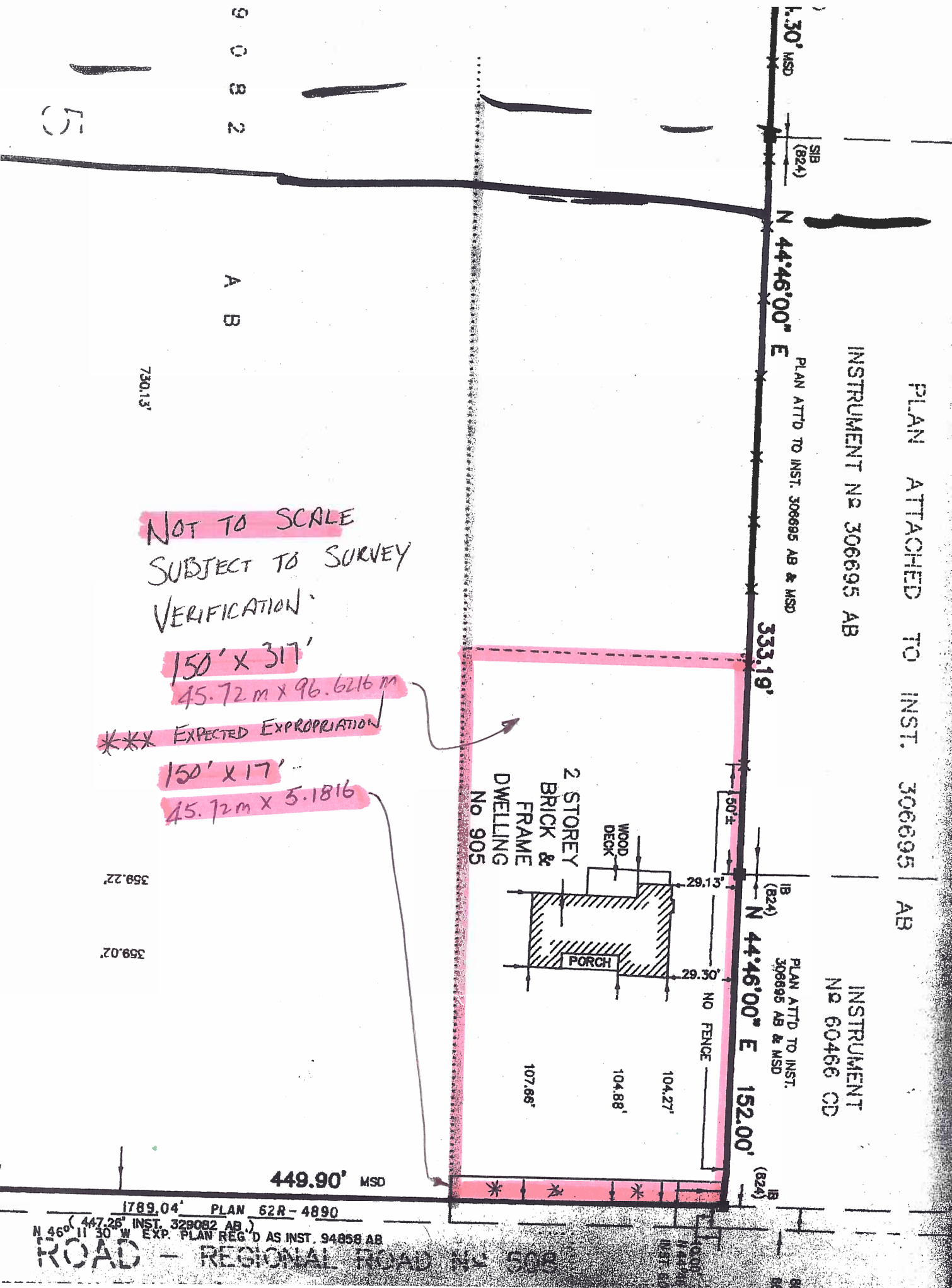
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ONLY MAJOR EASEMENT:

REFERENCE PLANS UNDI
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FL/B
20:71





PLAN ATTACHED TO INST. 306695 AB
 INSTRUMENT NO 306695 AB

PLAN ATT'D TO INST. 306695 AB & MSD
 INSTRUMENT NO 60466 CD

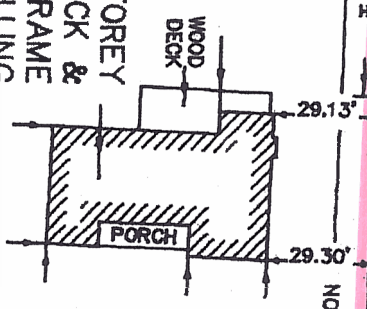
NOT TO SCALE
SUBJECT TO SURVEY
VERIFICATION

150' x 317'
45.72 m x 96.6216 m

*** EXPECTED EXPROPRIATION

150' x 17'
45.72 m x 5.1816

2 STOREY
 BRICK &
 FRAME
 DWELLING
 No 905



359.22'
 359.02'

449.90' MSD

1789.04' PLAN 52R-4890

ROAD - REGIONAL ROAD NO 508

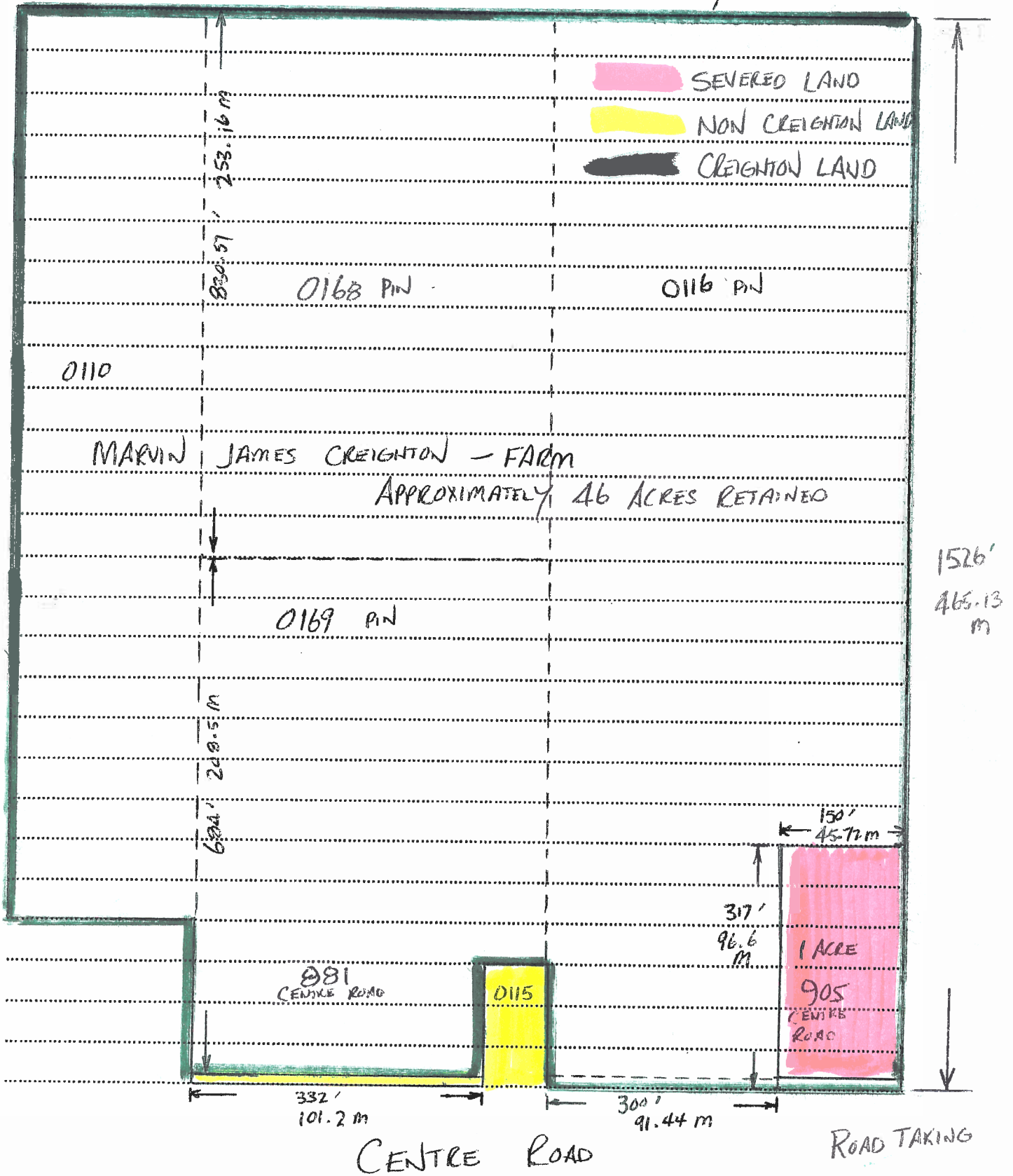
9 0 8 2
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730.13'

(5)

GERARD P. MURPHY
Lawyer
130 North Shore Blvd West
Burlington, Ontario
L7T 4G4

WEST





77 James St. North, Suite 320
 Hamilton, ON L8R 2K3
 (905) 546-2439 (Telephone)
 (905) 546-2463 (Fax)
 gmcguire@hamilton.ca

Hamilton

Public Works Department

MEMORANDUM

TO:	Carol Connor Secretary Treasurer, Committee of Adjustment Planning and Development	YOUR FILE: Fax – 546-4202
FROM:	Gord McGuire Senior Project Manager of Surveys & Mapping Roads Division	OUR FILE: PHONE:(905) 546-2424, Ext. 2439
SUBJECT:	Road Widening Deed from Martin James Creighton and Lillian Edith Creighton, Land Severance Application No. FL/B-06:27 Registered Instrument Number WE461169	DATE: April 16, 2007

This is to advise you that the above road widening Deed has been registered, conveying the property to the City of Hamilton.

We have received a letter certifying the City's title to the subject land, pursuant to the conditions of the subject application.

Please find enclosed the registered instrument together with the Certificate of Title for the above transaction for your safekeeping.

By copy of this memo, Tony Sergi is informed that the condition for road widening purposes has been met.

GM:lc
Encls.

Attach.

- cc Mike Sabelli (Planning & Development)
Fax - (905) 546-4202
- cc Gerard P. Murphy– Fax - (905) 522-1398

002/002

04/17/2007 TUE 11:22 FAX 905 546 2463 PUBLIC WORKS



Hamilton

Committee of Adjustment
City Hall
7th floor, 71 Main Street West
Hamilton, ON L8P 4Y6
Telephone (905) 546-2424 Ext. 4144
Fax (905) 546-4202

FL/B-06:27

Form 4

The Planning Act, R.S.O. 1990, c.P. 13, as amended

CERTIFICATE OF SECRETARY - TREASURER

Pursuant to Subsection (42) of Section 53 of The Planning Act, R.S.O. 1990 c.P. 13, as amended, I certify that the consent of the Committee of Adjustment for the City of Hamilton was given on April 26th, 2006 to convey the following described lands:

Lands Transferred – Parcel One P.I.N. 17512-0114 (LT)
Part Lot 8, Concession 5 East Flamborough, as in CD130477 save and except Part 1 and Part 2 on Reference Plan 62R-17621, Flamborough, City of Hamilton

Existing Description of Adjoining Property – Parcel Two P.I.N. 17512-0116 (LT)
Part Lot 8, Concession 5 East Flamborough, as in VM191657, save and except AB94858, Flamborough, City of Hamilton

Proposed Description of Consolidated Property – Parcel Three (Parcel One to be added to P.I.N. 17512-0116(LT)
Parcels One and Two as set out above.

Part Lot 8, Concession 5 East Flamborough, as in VM191657 save and except AB94858, AND, Part Lot 8, Concession 5, East Flamborough, as in CD130477, save and except Part 1 and Part 2 on Reference Plan 62R-17621, Flamborough, City of Hamilton

Subsections 3 and 5 of Section 50 of The Planning Act applies to any subsequent conveyance or transaction of or in relation to the parcel of land being the subject of this consent.

DATED, at the City of Hamilton
this 18th day of April

Secretary-Treasurer

20 07.

LAWYER'S CERTIFICATE OF TITLE & REGISTRATION
of a road widening Transfer

Planning Application/file Number FL/B-06:27

I, the undersigned lawyer, hereby certify to the City of Hamilton (hereinafter referred to as the "City"):

1. That a dedication of land required by the City as a condition of a Planning approval in respect of the above mentioned Application was carried out by registration of a Transfer of the required land in favour of the City of Hamilton, as Transferee, free and clear of all mortgage(s) and lien(s) as follows:

Transfer of Land, namely Part(s) 2

On Plan 62R-17621

Registered on title on April 16, 2007

as Instrument Number WE461169

Transferor: Marvin James Creighton and Lillian Edith Creighton

Transferee: City of Hamilton

2. That in my opinion, as a result of the registration of the said Transfer of Land to the City, the City of Hamilton in the registered owner in fee simple of the land transferred, free and clear of all encumbrances.
3. That, without limiting the generality of the foregoing, I also hereby certify to the City that, at the time the said Transfer of land to the City was registered:
- (a) there were no writs of execution or liens filed with the Sheriff of the Judicial District of Hamilton-Wentworth or with the Land Titles Division of Registry Office (No. 62) against the Transferor who dedicated the said land or against any prior registered owner(s) of the land transferred to the City;
 - (b) Realty taxes were not in arrears on the land(s) transferred to the City;
 - (c) I was (and I am at the time of this Certificate) a member in good standing of the Law Society of Upper Canada.
4. That this Certificate is provided to the City by me as required of the Transferor by the conditions of approval of the Transferor's Planning Act Application, and/or an Agreement between the Transferor and the City, and I acknowledge that the City is relying upon the statements in this Certificate notwithstanding any intermediary communications between me, the City and its officials.

Dated this 17th day of April, 2007.

Firm Name:

GERARD P. MURPHY



Gerard P. Murphy

Firm Address:

Suite 701, 1 King Street West
Hamilton, Ontario
L8P 1A4



Hamilton

Planning and Economic Development Department
Planning Division

Committee of Adjustment
City Hall
5th floor, 71 Main Street West
Hamilton, Ontario L8P 4Y5

Phone (905) 546-2424, ext. 4221
Fax (905) 546-4202

APPLICATION FOR CONSENT TO SEVER LAND
UNDER SECTION 53 OF THE PLANNING ACT

Office Use Only

Date Application Received:	Date Application Deemed Complete:	Submission No.:	File No.:
----------------------------	-----------------------------------	-----------------	-----------

Morgan - Evans & Hamilton, CA

1 APPLICANT INFORMATION

1.1, 1.2	NAME	ADDRESS	PHONE/FAX
Registered Owners(s)	MARVI JAMES CREIGHTON		Business () Fax: () E-mail:
Applicant(s)*	MARVIN JAMES CREIGHTON		Business () Fax: () E-mail:
Agent or Solicitor	GERARDO P. MURPHY		Business Fax: E-mail:

* Owner's authorisation required if the applicant is of the

1.3 All correspondence should be sent to Owner Applicant Agent/Solicitor

2 LOCATION OF SUBJECT LAND Complete the applicable lines

2.1 Area Municipality FLAMBOROUGH	Lot PART LOT 8	Concession 5	Former Township EAST FLAMBOROUGH
Registered Plan N°. PIN # 17512-0116(LT)	Lot(s)	Reference Plan N°.	Part(s)
Municipal Address 905 CENTRE ROAD, WATERLOO, ON L8N 2Z7			Assessment Roll N°. 303.510.69000.0000

2.2 Are there any easements or restrictive covenants affecting the subject land?

Yes No

If YES, describe the easement or covenant and its effect:

3 PURPOSE OF THE APPLICATION

3.1 Type and purpose of proposed transaction: (check appropriate box)

a) Urban Area Transfer (do not complete Section 10):

- creation of a new lot
- addition to a lot
- an easement

- Other: a charge
 a lease
 a correction of title

b) Rural Area / Rural Settlement Area Transfer (Section 10 must be completed):

- | | |
|---|--|
| <input type="checkbox"/> creation of a new lot | Other: <input type="checkbox"/> a charge |
| <input checked="" type="checkbox"/> creation of a new non-farm parcel
(i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation) | <input type="checkbox"/> a lease |
| <input type="checkbox"/> addition to a lot | <input type="checkbox"/> a correction of title |
| | <input type="checkbox"/> an easement |

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

NOT APPLICABLE TO DATE

3.3 If a lot addition, identify the lands to which the parcel will be added:

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of land intended to be **Severed**:

Frontage (m) <u>45.72</u>	Depth (m) <u>96.6216</u>	Area (m ² or ha) <u>4417.57 m²</u>
------------------------------	-----------------------------	---

Existing Use of Property to be severed:

- | | | |
|---|---|-------------------------------------|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Proposed Use of Property to be severed:

- | | | |
|---|---|-------------------------------------|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Building(s) or Structure(s):

Existing: RESIDENCE + DRIVING SHED (ENCLOSED)

Proposed: AS IS EXISTING

Type of access: (check appropriate box)

- | | |
|---|--|
| <input type="checkbox"/> provincial highway | <input type="checkbox"/> right of way |
| <input type="checkbox"/> municipal road, seasonally maintained | <input type="checkbox"/> other public road |
| <input checked="" type="checkbox"/> municipal road, maintained all year | |

Type of water supply proposed: (check appropriate box)

- | | |
|--|--|
| <input type="checkbox"/> publicly owned and operated piped water system | <input type="checkbox"/> lake or other water body |
| <input checked="" type="checkbox"/> privately owned and operated individual well | <input type="checkbox"/> other means (specify) _____ |

Type of sewage disposal proposed: (check appropriate box)

- | |
|---|
| <input type="checkbox"/> publicly owned and operated sanitary sewage system |
| <input checked="" type="checkbox"/> privately owned and operated individual septic system |
| <input type="checkbox"/> other means (specify) _____ |

4.2 Description of land intended to be **Retained**:

Concerning PIN 17512-0116

Frontage (m) <u>91.41</u>	Depth (m) <u>465.21</u>	Area (m ² or ha) <u>38,107.64 square meters</u>
------------------------------	----------------------------	---

Existing Use of Property to be severed:

- | | | |
|---|---|-------------------------------------|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

* PLUS REMAINDER OF FARM PROPERTY
SEE DRAWING

Proposed Use of Property to be severed:

- Residential
 Industrial
 Commercial
 Agriculture (includes a farm dwelling)
 Agricultural-Related
 Vacant
 Other (specify) _____

Building(s) or Structure(s):

Existing: RESIDENCE + DRIVING SHED (ENCLOSED)

Proposed: EXISTING AS IS

Type of access: (check appropriate box)

- provincial highway
 right of way
 municipal road, seasonally maintained
 other public road
 municipal road, maintained all year

Type of water supply proposed: (check appropriate box)

- publicly owned and operated piped water system
 lake or other water body
 privately owned and operated individual well
 other means (specify) _____

Type of sewage disposal proposed: (check appropriate box)

- publicly owned and operated sanitary sewage system
 privately owned and operated individual septic system
 other means (specify) _____

4.3 Other Services: (check if the service is available)

- electricity
 telephone
 school bussing
 garbage collection

5 CURRENT LAND USE

5.1 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Urban Hamilton Official Plan designation (if applicable) _____

5.2 What is the existing zoning of the subject land?

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number? _____

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard	<input type="checkbox"/>	
A land fill	<input type="checkbox"/>	
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	
A provincially significant wetland	<input type="checkbox"/>	
A provincially significant wetland within 120 metres	<input type="checkbox"/>	
A flood plain	<input type="checkbox"/>	
An industrial or commercial use, and specify the use(s)	<input checked="" type="checkbox"/>	STORAGE FACILITY *
An active railway line	<input type="checkbox"/>	* WATERDOWN SELF STORAGE TO THE WEST.
A municipal or federal airport	<input type="checkbox"/>	

6 PREVIOUS USE OF PROPERTY

- Residential Industrial Commercial
- Agriculture Vacant Other (specify)

- 6.1 If Industrial or Commercial, specify use _____
- 6.2 Has the grading of the subject land been changed by adding earth or other material, i.e., has filling occurred?
 Yes No Unknown
- 6.3 Has a gas station been located on the subject land or adjacent lands at any time?
 Yes No Unknown
- 6.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
 Yes No Unknown
- 6.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
 Yes No Unknown
- 6.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or biosolids was applied to the lands?
 Yes No Unknown
- 6.7 Have the lands or adjacent lands ever been used as a weapons firing range?
 Yes No Unknown
- 6.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?
 Yes No Unknown
- 6.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?
 Yes No Unknown
- 6.10 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?
 Yes No Unknown
- 6.11 What information did you use to determine the answers to 6.1 to 6.10 above?
MARVIN JAMES CLEIGHTON HAS BEEN FARMING THIS PROPERTY FOR OVER 40 YEARS.
- 6.12 If previous use of property is industrial or commercial or if YES to any of 6.2 to 6.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.
 Is the previous use inventory attached? ON SITE FUEL STORAGE FOR FARM MACHINERY.
 Yes No

7 PROVINCIAL POLICY (NOT KNOWN - WILL REQUIRE ASSISTANCE)

- 7.1 a) Is this application consistent with the Policy Statements issued under subsection 3(1) of the Planning Act?
 Yes No
- b) Is this application consistent with the Provincial Policy Statement (PPS)?
 Yes No (Provide explanation)
- _____
- _____
- _____
- c) Does this application conform to the Growth Plan for the Greater Golden Horseshoe?
 Yes No (Provide explanation)
- _____
- _____
- _____

d) Are the subject lands within an area of land designated under any provincial plan or plans?
 Yes No

e) Are the subject lands subject to the Niagara Escarpment Plan?
 Yes No

If yes, is the proposal in conformity with the Niagara Escarpment Plan?
 Yes No
(Provide Explanation)

f) Are the subject lands subject to the Parkway Belt West Plan?
 Yes No

If yes, is the proposal in conformity with the Parkway Belt West Plan?
 Yes No (Provide Explanation)

g) Are the subject lands subject to the Greenbelt Plan?
 Yes No

If yes, does this application conform with the Greenbelt Plan?
 Yes No (Provide Explanation)

8 HISTORY OF THE SUBJECT LAND

8.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the Planning Act?
 Yes No Unknown

If YES, and known, indicate the appropriate application file number and the decision made on the application.

8.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

NOT APPLICABLE.

8.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land? Yes No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

8.4 How long has the applicant owned the subject land? *26 YEARS (905 PROPERTY)*

8.5 Does the applicant own any other land in the City? Yes No
If YES, describe the lands in "11 - Other Information" or attach a separate page.

SEE DRAWING + PIN ABSTRACTS + TRANSFERS OF ADJOINING PROPERTIES FROM MOTHER/FATHER + MOTHER TO SON.

9 OTHER APPLICATIONS

9.1 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval? Yes No Unknown

If YES, and if known, specify file number and status of the application.

9.2 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision? Yes No Unknown

If YES, and if known, specify file number and status of the application(s).

File number _____ Status _____

10 RURAL APPLICATIONS

10.1 Rural Hamilton Official Plan Designation(s)

- Agricultural Rural Specialty Crop
 Mineral Aggregate Resource Extraction Open Space Utilities
 Rural Settlement Area (specify) _____

Settlement Area Designation

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm operation.

FARMING CASH CROPS

10.2 Type of Application (select type and complete appropriate sections)

- Agricultural Severance or Lot Addition
 Agricultural Related Severance or Lot Addition
 Rural Resource-based Commercial Severance or Lot Addition
 Rural Institutional Severance or Lot Addition
 Rural Settlement Area Severance or Lot Addition } (Complete Section 10.3)
- Surplus Farm Dwelling Severance from an Abutting Farm Consolidation (Complete Section 10.4)
- Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation (Complete Section 10.5)

10.3 Description of Lands

a) Lands to be Severed:

Frontage (m): (from Section 4.1) 45.1 <u>91.44</u> 45.72m	Area (m ² or ha): (from in Section 4.1) 4417.54 <u>4417.54</u> m ²
---	--

Existing Land Use: RESIDENCE Proposed Land Use: RESIDENCE

b) Lands to be Retained:

Frontage (m): (from Section 4.2) 45.1 <u>91.44</u> m	Area (m ² or ha): (from Section 4.2) <u>25.1</u> hectares
--	---

Existing Land Use: RESIDENCE RETAIL BARN + FARM Proposed Land Use: NO CHANGE

10.4

Description of Lands (Abutting Farm Consolidation)

a) Location of abutting farm:

881 CENTRE ROAD / FLAMBOROUGH (WATERLOO) L8N 2E7
 (Street) (Municipality) (Postal Code)

b) Description abutting farm:

Frontage (m): <u>450M 101.2 m</u>	Area (m2 or ha): <u>18.62 hectares</u>
-----------------------------------	--

Existing Land Use(s): FARM Proposed Land Use(s): FARM

c) Description of consolidated farm (excluding lands intended to be severed for the surplus dwelling):

Frontage (m): <u>137M 192 m</u>	Area (m2 or ha): <u>25.1 hectares</u>
--	---------------------------------------

Existing Land Use: FARM Proposed Land Use: FARM

d) Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1) <u>45.72</u>	Area (m2 or ha): (from Section 4.1) <u>4417.54 m²</u>
--	---

Front yard set back: ~ 33 m

e) Surplus farm dwelling date of construction:

Prior to December 16, 2004 After December 16, 2004

f) Condition of surplus farm dwelling:

Habitable Non-Habitable

g) Description of farm from which the surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2) <u>91.4 137 m</u>	Area (m2 or ha): (from Section 4.2) <u>38,107.64 25.1 hectares</u>
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Existing Land Use: FARM Proposed Land Use: FARM

10.5

Description of Lands (Non-Abutting Farm Consolidation)

a) Location of non-abutting farm

 (Street) (Municipality) (Postal Code)

b) Description of non-abutting farm

Frontage (m):	Area (m2 or ha):
---------------	------------------

Existing Land Use(s): _____ Proposed Land Use(s): _____

c) Description of surplus dwelling lands intended to be severed:

Frontage (m): (from Section 4.1)	Area (m2 or ha): (from Section 4.1)
----------------------------------	-------------------------------------

Front yard set back: _____

d) Surplus farm dwelling date of construction:

Prior to December 16, 2004 After December 16, 2004

e) Condition of surplus farm dwelling:

Habitable Non-Habitable

f) Description of farm from which the surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m2 or ha): (from Section 4.2)
----------------------------------	-------------------------------------

Existing Land Use: _____ Proposed Land Use: _____